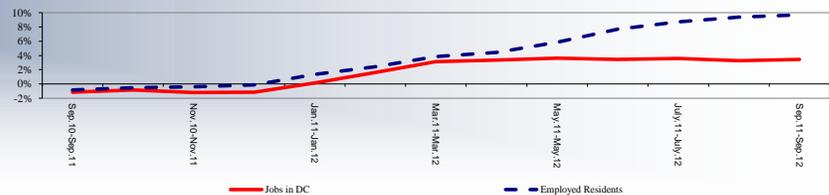


Labor & Industry

➔ Jobs in D.C. for September 2012, up 8,200 (1.1%) from September 2011

➔ District resident employment for September 2012, up 22,100 (7.2%) from September 2011

Change in Total Wage and Salary Employment and Employed Residents
(percent change from prior year in 3-month moving average)



Labor Market ('000s): September 2012^a

	District of Columbia			Metropolitan area		
	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	Level	1 yr. ch. (amt.)	1 yr. ch. (%)
Employed residents	330.2	22.1	7.2	3,058.3	64.2	2.1
Labor force	361.8	17.6	5.1	3,229.2	46.8	1.5
Total wage and salary employment	736.6	8.2	1.1	3,023.9	38.2	1.3
Federal government	209.7	-2.6	-1.2	382.9	-1.5	-0.4
Local government	34.3	0.2	0.6	292.6	4.4	1.5
Leisure & hospitality	63.5	1.7	2.8	284.7	8.0	2.9
Trade	23.5	0.9	4.0	283.6	-36.9	-11.5
Education and health	123.7	6.9	5.9	374.8	11.6	3.2
Prof., bus., and other services	217.9	0.2	0.1	883.2	9.4	1.1
Other private	64.0	0.9	1.4	522.1	43.2	9.0
Unemployed	31.7	-4.6	-12.6	170.8	-17.4	-9.3
New Unempl. Claims ^b	1.9	-0.1	-6.9			

Detailed Employment ('000s): September 2012

	Level	1 yr. ch. (amt.)	1 yr. ch. (%)	% of total
Manufacturing	1.0	0.0	0.0	0.1
Construction	13.8	1.6	13.1	1.9
Wholesale trade	4.5	0.0	0.0	0.6
Retail trade	19.0	0.9	5.0	2.6
Utilities & transport.	4.1	0.0	0.0	0.6
Publishing & other info.	18.1	-0.5	-2.7	2.5
Finance & insurance	16.4	-0.2	-1.2	2.2
Real estate	10.6	0.0	0.0	1.4
Legal services	30.2	-0.3	-1.0	4.1
Other profess. serv.	69.7	-2.0	-2.8	9.5
Empl. serv. (incl. temp)	15.0	1.1	7.9	2.0
Mgmt. & oth. bus serv.	33.3	-1.0	-2.9	4.5
Education	57.4	2.8	5.1	7.8
Health care	66.3	4.1	6.6	9.0
Organizations	61.6	1.4	2.3	8.4
Accommodations	16.1	0.6	3.9	2.2
Food service	40.1	0.8	2.0	5.4
Amuse. & recreation	7.3	0.3	4.3	1.0
Other services	8.1	1.0	14.1	1.1
Subtotal, private	492.6	10.6	2.2	66.9
Federal government	209.7	-2.6	-1.2	28.5
Local government	34.3	0.2	0.6	4.7
Total	736.6	8.2	1.1	100.0

Sources: U.S. Bureau of Labor Statistics (BLS) & D.C. Dept. of Employment Services (DOES)

^a Preliminary, not seasonally adjusted

^b Unemployment Claims for August. September not available at time of publication

D.C. Hotel Industry^e

	Amt.	1 yr. ch.
Sept 2012		
Occupancy Rate	75.3%	-0.6%
Avg. Daily Room Rate	\$207.81	-\$16.84
# Available Rooms	27,550	-174
Room Sales (\$M)	\$129.4	-\$12.5

Airport Passengers^{d,e}

	Amt. ('000)	1 yr. ch. (%)
Sept 2012		
DCA	1,606.6	5.5
IAD	1,825.3	-5.4
BWI	1,784.5	0.7
Total	5,216.4	-0.2 ^f

^e Source: Smith Travel Research ^d Source: Metropolitan Washington Airports Authority & Maryland Aviation Administration Authority ^f Includes arrivals and departures ^g Weighted average

Source: BLS. Details may not add to total due to rounding.

Revenue

➔ Total tax revenue before earmarking is expected to decrease by 0.6% in FY2013

➔ Individual income tax revenue is expected to decline by 5.9% in FY2013

➔ All deed tax revenue is expected to increase by 3.2% in FY2013

➔ General sales tax revenue is expected to decrease by 0.2% in FY2013

➔ Real property tax revenue is expected to experience growth of 6.2% in FY2013

Percent Change in Revenue for Selected Taxes for FY's 2011 - 2013 (Est.)



Tax Revenue for Fiscal Year 2011 and Estimated Tax Revenue for Fiscal Years 2012 and 2013 (\$000)^a

NOTE: REPORTING OF CASH COLLECTIONS WILL RESUME IN JAN. 2013

	FY'11	FY'12 ^d	FY'13 ^d	% Chg. FY11-FY12 (Est.)	% Chg. FY12-FY13 (Est.)	Addenda:	% Chg. FY11-FY12 (Est.)	% Chg. FY12-FY13 (Est.)
Real Property	1,715,069	1,839,142	1,953,196	7.2%	6.2%	Convention Ctr. Transfer ^b	13.7%	-6.9%
General Sales	1,014,901	1,068,691	1,066,152	5.3%	-0.2%	Ind. Inc. Tax Withholding for D.C. residents	7.0%	1.9%
Individual Income	1,296,598	1,494,887	1,406,185	15.3%	-5.9%			
Business Income	359,684	390,644	400,090	8.6%	2.4%			
All Deed Taxes ^c	311,187	302,581	312,398	-2.8%	3.2%			
Total Other Tax Revenue	627,821	658,718	582,961	4.9%	-11.5%			
Total Tax Revenue (before earmarking)	5,325,260	5,754,663	5,720,982	8.1%	-0.6%			
Earmarked Tax Revenue	419,489	425,123	413,237	1.3%	-2.8%			
Total Tax Revenue (after earmarking)	4,905,771	5,329,540	5,307,745	8.6%	-0.4%			

^aRevenue amounts shown are before earmarks (TIF, Convention Ctr, Ballpark Fund, DDOT (parking tax and public space rental), Neighborhood Investment Fund, the Highway Trust Fund, the Nursing Facility Quality of Care Fund, Healthy DC Fund, the Housing Production Trust Fund, WMATA, Hospital Fund, Stevie Sellows Quality Improvement Fund, Healthy Schools, ABRA). Variations in processing activities may affect year-to-date comparisons.

^bPortion of sales tax on hotels and restaurants

^cIncludes deed recordation, deed transfer and economic interest taxes

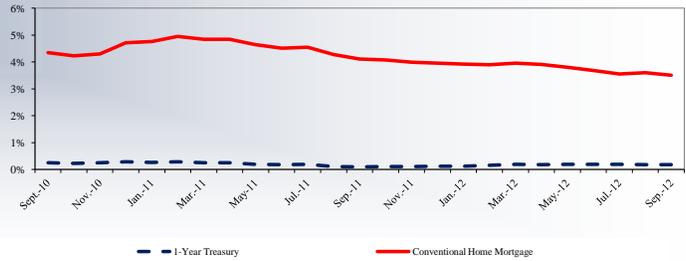
^d FY2012 estimate is as of Sept 2012 when only FY2012 revenue estimate was revised (upward) with all other years unchanged from February 2012 revenue estimates

People & Economy

➔ D.C. unemployment rate for September: 8.7%, 0.1% lower than last month & 1.7% lower than 1 year ago

➔ The conventional home mortgage rate decreased in September 2012 to 3.5% from 3.6% in August 2012.

One-Year Treasury and Conventional Home Mortgage Interest Rates
September 2010 to September 2012



U.S. GDP			% change for yr. ending		CPI		% change for yr. ending		D.C. Population		
Source: BEA	3 rd Q 2012	2 nd Q 2012	Source: BLS	Sept. 2012	July 2012	Source: Census			*Estimate for:	Level	% chg.
Nominal	4.0	3.9	U.S.	2.0	1.4	2000	572,059				
Real	2.3	2.1	D.C./Balt. metro area	2.8	1.4	2002	579,585	1.3			
Personal Income^a			Unemployment Rate^c								
Source: BEA	% change for yr. ending		Source: BLS	Sept. 2012	Aug. 2012	2003	577,777	-0.3			
Total Personal Income	2 nd Q 2012	1 st Q 2012	U.S.	7.8	8.1	2004	579,796	0.3			
U.S.	3.3	2.9	D.C.	8.7	8.8	2005	582,049	0.4			
D.C.	3.5	3.7				2006	583,978	0.3			
Wage & Salary Portion of Personal Income			Interest Rates								
U.S.	3.4	3.1	National Average								
Earned in D.C.	1.7	2.0	Source: Federal Reserve	Sept. 2012	Aug. 2012	2007	586,409	0.4			
Earned by D.C. residents ^b	2.9	2.9	1-yr. Treasury	0.18	0.18	2008	590,074	0.6			
			Conv. Home Mortgage	3.50	3.60	2009	599,657	1.6			
						2010	604,912	0.9			
						2011	617,996	2.2			

^a Nominal ^b Estimated ^c Seasonally adjusted
† Indicates data revised by stated source since previous D.C. Economic Indicators.

Distribution of Individual Income Tax by Income Category			
Source: D.C. Office of Tax and Revenue			
	2008	2009	2010
Less than \$30,000	43.5%	43.1%	42.7%
\$30,000-\$50,000	20.4%	19.9%	19.3%
\$50,000-\$75,000	13.6%	14.0%	13.9%
\$75,000-\$100,000	7.3%	7.7%	7.8%
\$100,000-\$200,000	10.0%	10.4%	11.0%
\$200,000-\$500,000	4.1%	4.0%	4.3%
\$500,000 and Over	1.1%	1.0%	1.1%

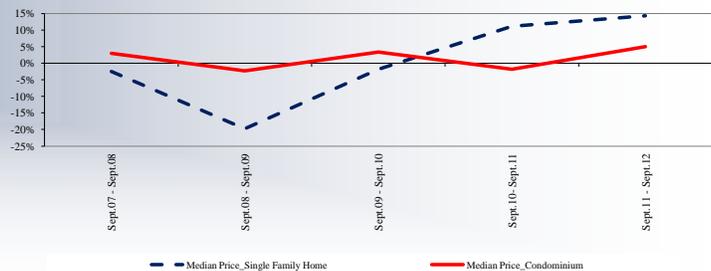
Housing & Office Space

➔ There were 302 condos sold in September 2012, 45.9% increase from 1 year ago

➔ The year to date median price increased 14.3% from 1 year ago for single family homes, and condos experienced an increase of 5.0% in the year to date median price

➔ In the 3rd quarter of 2012 vacant commercial office space increased by 0.2 million square feet from that of the 2nd quarter of 2012

Year Over Year Percent Change in the Median Price for a Single Family Home and Condominium in Washington, D.C.



Housing Sales			D.C. Housing Permits Issued			D.C. Commercial Office Space		
Source: MRIS ^a			Source: U.S. Census Bureau			Source: Delta Associates		
Completed contracts	Sept. 2012	1 yr. % ch.	4 Qs ending			Vacancy Rate (%)		
Single family	372	22.8	3 rd Q 2012	1 yr. ch.		3 rd Q 2012	1 qtr. ch.	
Condo/Co-op	302	45.9	Total housing units	4,091	1,632	Excl. sublet space	8.3	0.2
			Single family	236	-31	Incl. sublet space	9.3	0.1
			Multifamily (units)	3,855	1,663			
Prices (\$000)			Class A Apt.^d and Condominium Units					
Single family	Sept. 2012	1 yr. % ch.	Source: Delta Associates			Inventory Status (in million square feet)		
Average ^b	\$652.8	20.5	Units under construction and/or marketing	3 rd Q 2012	1 yr. ch.	Total inventory	133.9	0.0
Median ^c	\$520.0	14.3	Rental apartments	9,455	3,872	Leased space ^e	122.8	-0.3
			Condominiums ^g	567	-523	Occupied space ^f	121.5	-0.1
Condo/Co-op			Other units likely to deliver over the next 36 months ^h			Vacant		
Average ^b	\$403.8	9.2	Rental apartments	7,762	-719	Under construction or renovation		
Median ^c	\$380.0	5.0	Condominiums	857	-75			

^a Metropolitan Regional Information System as reported by the Greater Capital Area Association of Realtors

^b Average prices are calculated for the month from year-to-date information ^c Median prices are year- to-date ^d Investment grade units, as defined by Delta

^e Calculated from vac. rate excl. sublet ^f Calculated from vac. rate incl. sublet ^g Includes sold units ^h Only a portion will materialize